027.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	804,000 /	804,000
USE VALUE:	804,000 /	804,000
ASSESSED:	804,000 /	804,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NARGISO JESSICA ELLEN
Owner 2:	HAAS JASON MATTHEW
Owner 3:	
Street 1:	105 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JAIN VIRENDA K-VEER BALA -
Owner 2:	-
Street 1:	105 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 2546 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3706.000	379,100		424,900	804,000
Total Card	0.085	379,100		424,900	804,000
Total Parcel	0.085	379,100		424,900	804,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.74 | /Parcel: 315.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18082
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!2212!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,100	0	3,706.	424,900	804,000		Year end	12/23/2021
2021	101	FV	327,200	0	3,706.	424,900	752,100		Year End Roll	12/10/2020
2020	101	FV	327,200	0	3,706.	424,900	752,100	752,100	Year End Roll	12/18/2019
2019	101	FV	258,600	0	3,706.	451,500	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	258,600	0	3,706.	329,300	587,900	587,900	Year End Roll	12/20/2017
2017	101	FV	258,600	0	3,706.	286,800	545,400	545,400	Year End Roll	1/3/2017
2016	101	FV	258,600	0	3,706.	244,300	502,900	502,900	Year End	1/4/2016
2015	101	FV	252,100	0	3,706.	239,000	491,100	491,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:11:17

LAST REV

Date	Time
09/15/21	15:41:48

jorourke

TAX DISTRICT | PAT ACCT. 2212

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAIN VIRENDA K-	78358-287	1	7/29/2021		985,000	No	No		
	14833-25		12/1/1982		91,000	No	No		Y

USER DEFINED

Prior Id # 1:	18082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2007	175	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
6/4/2021	Field Review	DGM	D Mann
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
10/4/1999	Meas/Inspect	267	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3706		Sq. Ft.	Site		0	80.	1.43	1									424,945						424,900	

Total AC/HA:	0.08508	Total SF/SM:	3706	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,945	Spl Credit		Total:	424,900

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26619720
Const Adj.:	1.04225576
Adj $ / SQ:	171.561
Other Features:	97026
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465723
Depreciation:	86624
Depreciated Total:	379099

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

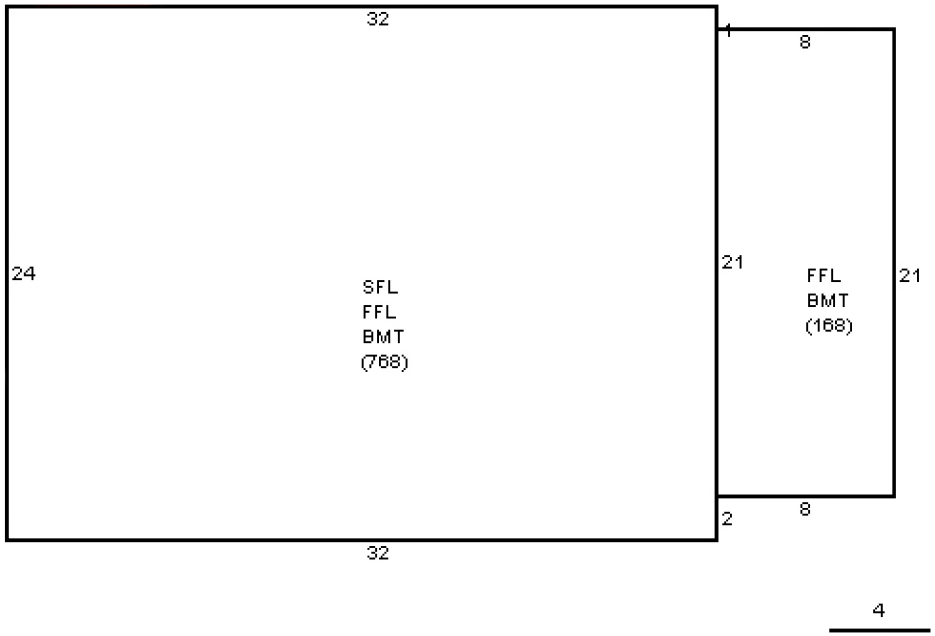
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	143.60
Final Total:	379100	Val/Su SzAd	222.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	81.580	76,356
FFL	First Floor	936	171.560	160,581
SFL	Second Floor	768	171.560	131,759

Net Sketched Area:	2,640			Total:	368,696
Size Ad	1704	Gross Area	2640	FinArea	2546

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc